

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, September 6, 2011
Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, K. Holt, G. Lewis, P. Plante,
B. Pociask, B. Ryan
Members absent: M. Beal, R. Hall
Alternates present: F. Loxsom, K. Rawn, V. Ward
Staff Present: Linda M. Painter, Director of Planning and Development

Chairman Favretti called the meeting to order at 7:24 p.m. He appointed alternate Loxsom and Rawn to act in members' absence.

Minutes:

08-01-11- Plante MOVED, Pociask seconded, to approve the 8/1/11 minutes as written. MOTION PASSED UNANIMOUSLY. Lewis noted that he had listened to the recording of the meeting.

Zoning Agent's Report:

Hirsch noted that he and the Assistant Town Engineer had visited the Paideia site and talked with landscape architect, John Alexopoulos. It was agreed that seeding to stabilize the fill and the landscape plantings would be installed in the first few weeks of September.

Public Hearing:

Special Permit Application, convenience store and gas station, 643 Middle Tpk/1660 Storrs Rd, Cumberland Farms Inc., applicant, PZC File #1303

This public hearing, although listed in the legal notices, was not opened because Joseph P. Williams, attorney at Shipman & Goodwin, the applicant's representative, requested withdrawal of the application in a letter dated August 20, 2011.

Goodwin MOVED, Holt seconded, that the Planning and Zoning Commission accepts the withdrawal of the Cumberland Farms, Inc., Special Permit application for a convenience store and gas station located at 643 Middle Turnpike and 1660 Storrs Road. The letter of withdrawal shall be made a part of the minutes of this meeting. MOTION PASSED UNANIMOUSLY.

Old Business:

2. **Special Permit Application for proposed office building, North Frontage Road, K. Tubridy owner, United Services applicant, PZC File #1302**

After a brief discussion, Plante volunteered to work with staff to draft a motion for the next meeting.

3. **Approval Request: Revised Plans for exhibit building Paideia Greek Theater Project, 28 Dog Lane, File #1049-7**

Tabled-awaiting information from the applicant.

4. **Request to stop collecting bond escrow funds for Freedom Green Phase 4C, PZC File # 636-4**

Tabled-awaiting information from the applicant.

Continued Public Hearing:

Special Permit, Restaurant Use, 82-86 Storrs Rd, College Mart o/a, PZC File #483-5

Chairman Favretti opened the continued Public Hearing at 7:35 p.m. Members present were Favretti, Goodwin, Holt, Lewis, Plante, Pociask, Ryan, and alternates Loxsom, Rawn and Ward. Loxsom and Rawn were appointed to act. Linda Painter, Director of Planning and Development, noted the following communications received and distributed: a 9/6/11 memo from the Director of Planning and Development; and a 9/6/11 memo from the Assistant Town Engineer.

Painter noted items of importance: 1) Meitzler's report indicated that the patio corner needed to be adjusted to allow for an easier turning radius for delivery trucks; 2) the applicant is now planning to connect to Windham Public Sewer and the request will be on the next Town Council Agenda for an 8-24 Referral to the PZC; and 3) a ZBA Variance application will be necessary for signs as proposed. The applicant acknowledged these noted changes and agreed to revise the patio corner. Painter stated that these items can be addressed in an approval motion. Favretti noted no further questions from the public, Commission or applicant. Holt MOVED, Ryan seconded, to close the public hearing at 7:52 p.m. MOTION PASSED UNANIMOUSLY.

Public Hearing:

New Special Permit Application for wedding venue, 552 Bassetts Bridge Road, J. & J. Bell o/a, PZC File #1217-2

Chairman Favretti opened the Public Hearing at 7:52 p.m. Members present were Favretti, Goodwin, Holt, Lewis, Plante, Pociask, Ryan, and alternates Loxsom, Rawn and Ward. Loxsom and Rawn were appointed to act. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in the Chronicle on 8/23/11 and 8/31/11 and noted the following communications received and distributed: an 8/31/11 memo from the Director of Planning and Development; and an 8/25/11 memo to the property owners from EHHD.

Painter stated that the applicant's engineer is revising the site plans and recommends postponing the hearing until 10/3/11 to allow adequate time for submittal and review by staff. Favretti noted no comment from the applicant, public or Commission. Plante MOVED, Ryan seconded, to continue the Public Hearing to the 10/3/11 meeting. MOTION PASSED UNANIMOUSLY.

Old Business:

1. Special Permit, Restaurant Use, 82-86 Storrs Rd, College Mart o/a, PZC File #483-5

A brief discussion was held and members noted three issues to be included as conditions: the sewer connection, potential need for ZBA approval for a sign and the change to the patio to allow easier turning for delivery trucks exiting. Goodwin volunteered to work with staff on a motion.

New Business:

1. Request for Modification, Red Rock Restaurant, 591 Middle Turnpike, PZC File # 221-4

Goodwin disqualified herself. Ward was appointed to act. Hirsch summarized his 8/24/11 memo. The applicant, public and Commission had no comments or questions.

Plante MOVED, Holt seconded, that the PZC approve the Request for Site/Building Modifications at 591 Middle Turnpike, to authorize the Zoning Agent and PZC Chairman to approve the erection of an awning and associated signage across the front façade of the Red Rock Restaurant as described and depicted in the submitted application. MOTION PASSED with all in favor except Goodwin who disqualified herself.

Public Hearing:

2-Lot Re-Subdivision Application (1 new lot), 98 Fern Road, Koautly o/a, PZC File #1304

Chairman Favretti opened the Public Hearing at 8:02 p.m. Members present were Favretti, Goodwin, Holt, Lewis, Plante, Pociask, Ryan, and alternates Loxsom, Rawn and Ward. Loxsom and Rawn were appointed to act. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in the Chronicle on 8/23/11 and 8/31/11 and noted the following communications received and distributed: a 8/30/11 revised sheet 2; a 9/1/11 memo from the Director of Planning and Development; a 9/1/11 memo from the Assistant Town Engineer; an 8/26/11 report from John Alexapolus, Landscape Architect; a 7/21/11 memo and a 8/24/11 email from G. Havens, EHHD; a 7/17/11 letter from C. & P. Vinsonhaler; and an 8/29/11 letter from N. Bellantoni, PhD, State Archaeologist.

Peter Henry, P.E., Holmes & Henry Associates, LLC, reviewed the site plan and the changes made to sheet 2 of the original submittal.

Favretti noted no comment from the applicant, public or Commission. Plante MOVED, Pociask seconded, to close the Public Hearing at 8:18 p.m. MOTION PASSED UNANIMOUSLY. Noting no significant issues to discuss, Favretti volunteered to work with staff on a motion for the next meeting.

New Business:

2. Request for Scenic Road Designation, Gurleyville Road (from Route 195 to Codfish Falls Rd) PZC File # 1010-8

Holt MOVED, Ryan seconded, to receive the Scenic Road Designation Application (file #1010-8) submitted by Benjamin Sachs to designate Gurleyville Road (from Storrs Road to Codfish Falls) as a Scenic Road and to set a Public Hearing for 10-3-11. MOTION PASSED UNANIMOUSLY. Lewis requested that Painter obtain Gurleyville Road accident data from the State Trooper's office due to the high volume and speed of traffic on the road.

3. Request for Special Permit Extension, Gibbs Gas Station, 9 Stafford Rd, PZC File # 404-3

Holt MOVED, Ryan seconded, that the Planning and Zoning Commission approve a fourth extension of the period of time to begin construction of the Gibbs Expansion Project on property located at 9 Stafford Road. The new date to begin construction is October 1, 2012 unless an additional extension is requested and approved. MOTION PASSED UNANIMOUSLY.

Reports from Officers and Committees:

Chairman Favretti distributed a resume submitted by a Mansfield resident who is a licensed architect interested in being appointed to the Design Review Panel. Members requested that staff invite the architect to the next meeting of the PZC to be interviewed.

Communications:

Noted.

Adjournment:

Chairman Favretti declared the meeting adjourned at 8:32 p.m.

Respectfully submitted,

Katherine Holt, Secretary